

HOMELAND DEFENSE/  
NEIGHBORHOOD IMPROVEMENT  
BOND OVERSIGHT BOARD  
MINUTES

12-06-05 – 6:00 P.M.  
CITY HALL – STAFF ROOM  
3500 Pan American Drive  
MIAMI, FLORIDA 33133

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The meeting was called to order at 6:08 p.m., with the following members found to be

**Present:** Rolando Aedo (arrived at 6:28 p.m.)  
Eileen Broton  
Mariano Cruz  
Robert A. Flanders (Chairman) (arrived at 6:10 p.m.)  
David E. Marko (arrived at 6:27 p.m.)  
Gary Reshefsky  
Jami Reyes  
Manolo Reyes (Vice Chairman)  
Albena Sumner (left at 7:58 p.m.)

**Absent:** Kay Hancock Apfel  
Luis Cabrera  
Ringo Cayard  
Luis De Rosa  
Walter Harvey  
Jason Manowitz

**ALSO PRESENT:** Rafael O. Diaz, Assistant City Attorney  
Mary Conway, CIP/Transportation Director  
Danette Perez, CIP Department  
Zimri Prendes, CIP Department  
Stephen Bogner, Conferences, Conventions & Public Facilities  
Cary Sanchez-Rea, CIP Department  
Sandra Vega, CIP Department  
Assistant Fire Chief Tom Flores, Fire-Rescue  
Assistant Fire Chief Allen Joyce, Fire-Rescue  
Madeline Valdes, Public Facilities  
Major Steven Caceres, Police Department  
Carmen Sanchez, Assistant Director, Planning and Zoning  
Ed Blanco, Parks & Recreation

Nikki Lorenzo, Public Facilities  
Teri E. Thomas, City Clerk's Office

I. **APPROVAL OF THE MINUTES OF THE MEETING OF NOVEMBER 10, 2005.**

HD/NIB MOTION 05-122

A MOTION TO APPROVE THE MINUTES OF THE MEETING OF NOVEMBER 10, 2005.

MOVED: M. Reyes  
SECONDED: M. Cruz  
ABSENT: K. Apfel, L. Cabrera, R. Cayard, L. De Rosa, W. Harvey, J. Manowitz

Note for the Record: Motion passed by unanimous vote of all Board Members present.

II. **NEW BUSINESS:**

**UPDATES:**

1. Police Homeland Defense Preparedness Initiatives

Major Steven Caceres, Police Department, reported that the surveillance platform is expected to be delivered in December. A purchase order has been issued for the mobile command center; delivery expected December 2006. The bomb squad building is still in the design stage. The police stable is being built now. The police security gates for the south station were damaged by the hurricane. The Department is waiting for the estimate from FEMA to give approval for work to continue. The police bathrooms are almost complete in phase I.

2. Police Training Facility

Mary Conway, CIP & Transportation, reported that CIP, in conjunction with the Police Department, has just completed the consultant selection for the design. That item is on the agenda for next Thursday for the Commission to approve the selection. The process has been started of providing the professional services agreement and beginning discussions about fee negotiations with the selected firm, and hope to bring an item back before the Homeland board and the City Commission in either January or February for the actual contract execution so that the design work can begin. The project's been scaled back to keep it substantially within the existing budget. The Department will be able to come back in about six or seven months once the initial design development has gone forward to do a more detailed cost. Based on a conceptual design, the cost is estimated at \$10 million.

### 3. Neighborhood Fire Stations & Training Facility

Assistant Fire Chief Tom Flores, reported that when the Homeland bond first began, it was broken down into three fire stations and the training center where the money would be spent. The money was allocated for those four projects. The Department expended money without coming back before the Homeland Board, to lease trailers for use as stations, and to improve sites where the stations were located. In the Department's search for property, appraisals were done that use Homeland bond monies. Lately, the fire fee and other funds have been used to cover the costs of appraisals.

Nikki Lorenzo, Public Facilities, reported that closing was completed on October 21, 2005, on the property on 990 Northeast 79th Street, purchased for 900,000. The other two properties, 958 and 960 Northeast 79th Street, for 1,050,000, closing is expected to be completed next week.

Assistant Fire Chief Tom Flores, reported that one of the properties has a year lease, but the Department will be working with architects and engineers to begin the design process. Station 11 has an architect and engineer company already in the design process.

### 4. Dinner Key Mooring Anchorage Field Project

Stephen Bogner, Public Facilities, reported that construction drawings and engineer have been completed on this project. Permits have been submitted to the agencies. A notice of intent to issue permit was received from the Florida Department of Environmental Protection, the lead regulatory agency on the project. A Miami citizen objected to the project and filed a petition for administrative hearing. The DEP denied that request and offered that individual 15 days to submit an amended petition. The end of the 15-day period is approaching. When the final permits are secured from all the agencies on this project, the Department will move forward with securing the balance of the funding for this project, which is estimated to be between 750,000 and \$1 million. This project has not taken money out to remove sunken vessels throughout the planned mooring field project area. The Department is hoping to secure FEMA funding for debris removal. Next steps are securing funding, and concurrent with that is continuing to remove the derelict vessels from the mooring field project vessel and citywide.

### 5. Dinner Key Marina Fuel Dock

Mary Conway, CIP & Transportation, reported that CIP is in the process of executing the contract with the contractor. Construction is anticipated to begin in late January.

### 6. Environmental & Title Services for Little Haiti Park Parcels 18, 60 & 61

Madeline Valdes, Public Facilities, reported that all title issues on the properties have been resolved.

### 7. Underground Storage Tank Removal at Little Haiti Park Parcels 60 & 61

Madeline Valdes, Public Facilities, reported that underground tanks were removed on properties, and a clearance letter was obtained from DERM.

**8. Land Acquisition for Little Haiti Park Parcel 93 & 94**

Madeline Valdes, Public Facilities, reported that closing was done on the properties on April 27, 2005. The only remaining items on this were additional monies that were allocated toward possible code enforcement violations. There is one existing violation that is current on the title, an outstanding water bill. The Department is working to resolve that issue, and would like to request another update in three months.

**9. Little Haiti Park Land Acquisition & Development – Special Counsel for Legal Services**

Madeline Valdes, Public Facilities, reported that some issues arose after the initial allocation of \$200,000 with the property owner in Parcel 92, the church. During Hurricane Wilma, they sustained a lot of damage. One of the things that occurred was the City had to go in and ask counsel to request a hearing before a judge to come to an agreement where the tenant could be removed from the site immediately because of the damage that occurred. The attorney represented the City at that hearing and also some negotiations that were done pursuant to that hearing. The Department is requesting \$10,000 to cover attorney's fees from now until February, with respect to getting those tenants off the premises.

**10. FEC Corridor Initiatives**

Carmen Sanchez, Planning & Zoning, reported that at the last time she appeared before the Board, she mentioned that the regulated fine, one of the parts of the initiative, would be absorbed into Miami 21. That has now happened, and Miami 21 has taken on an expanded scope. As far as the regulating plan, that is finalized and there will be no additional updates. The fruits of that will be seen once the legislation is adopted for the east quadrant, the first quadrant that's being studied and reviewed. It will be completed within the next two months, but there is no date for that yet. With respect to the marketing and financing, that project belongs to the Department of Economic Development. They will be reviewing the actual needs for the marketing and finance, and they'll be able to get back to you in your next meeting and give you a full status after they've had a chance to discuss it with the Commissioner of the district. With respect to the transportation, Mary will be able to give you an update on that.

Mary Conway, CIP & Transportation, reported that the transportation element is being addressed as part of Miami 21 in the first quadrant. It should also be noted that the Department of Transportation is also working on the tri-county FEC Corridor transit project that's looking at putting commuter rail onto the FEC tracks through Dade, Broward, and Palm Beach County, and that study has begun within the last several months.

**11. Preservation Development Initiative Grant**

Carmen Sanchez, Planning & Zoning, reported that the Historic Preservation Officer, Kathleen Kauffman, has asked to defer the update until she has time to become familiar with the project.

**12. Athalie Range Park Playground Shade**

Ed Blanco, Parks & Recreation, reported that the project was completed, but before Hurricane Wilma, the shade was taken down as a preventative measure to save it. The contractor has to reinstall it.

**13. Jose Marti Park Site Furnishings - Lighting**

Ed Blanco, Parks & Recreation, reported that the project has been completed.

**14. Jose Marti Park Site Furnishings – Vita Course**

Ed Blanco, Parks & Recreation, reported that the project has been completed and pictures are available.

**15. Jose Marti Park New Water Playground**

Ed Blanco, Parks & Recreation, reported that the water playground was awarded to the same contractor who did the Roberto Clemente water playground. Since then, that contractor has had some internal issues. They have not performed some of the other projects that they have with the City. It has been almost a year, and the Department decided to terminate the project with them, and we'll go out and get another contractor to do that particular project.

**16. Juan Pablo Duarte Park Site Furnishings**

Ed Blanco, Parks & Recreation, reported that the project has been completed.

**17. Juan Pablo Duarte Park New Water Playground**

Ed Blanco, Parks & Recreation, reported that this project was given to the same contractor who was awarded the West End Park water playground project. Unfortunately, this contractor did not have the experience in doing a water playground. They did not have the engineering staff or the design staff on board. They gave one excuse after another for six or eight months, and we've decided to move on. They admitted to us that they would not be able to complete the project. They haven't even started. The Department had to find another contractor, and this time the contract will be given to a contractor who has experience with these type of projects.

**18. Kinloch Park Site Furnishings**

Ed Blanco, Parks & Recreation, reported that the project has been completed.

**19. West End Park New Water Playground**

Ed Blanco, Parks & Recreation, reported that this project was given to the same contractor who was awarded the Juan Pablo Duarte Park water playground project. Unfortunately, this contractor did not have the experience in doing a water playground. They did not have the engineering staff or the design staff on board. They gave one excuse after another for six or eight months, and we've decided to move on. They admitted to us that they would not be able to completed the project. They haven't even started. The Department had to find another contractor, and this time the contract will be given to a contractor who has experience with these type of projects.

**20. Williams Park Site Furnishings**

Ed Blanco, Parks & Recreation, reported that the project has been completed.

**21. Williams Park Site Furnishings – Shelters, Picnic Tables, Grills**

Ed Blanco, Parks & Recreation, reported that the project has been delayed because it's a shelter that will be put on the northeast side of the existing recreation building, which will be renovated. Part of the renovation of that project was to have a French drain done because when it rains in that area there is bad flooding. The renovation to the building has undergone some changes and it has been postponed, but the French drain installation will go on ahead of the recreation building renovation.

**22. Baywalk Improvements at One Miami Site**

Mary Conway, CIP & Transportation, reported that the construction is well underway. This item was funded through the Commissioner's quality of life monies with the caveat that those monies be repaid through the ad valorem taxes that will come to the City. That is an outstanding commitment, so these are dollars that will be available next year and the year after, as the monies are collected, to be reassigned to other capital projects. The Department is looking right now at the possibility of using some of these dollars to fund the balance that's required for phase III of the Bicentennial seawall. The project is complete and a celebration was held last Friday night. The completion of the paperwork and the close-out has not yet been finished.

**23. NeoLofts Greenway Segment**

Mary Conway, CIP & Transportation, reported that this segment fell in to the category where the guidelines were not officially in place. What the City was looking to do was to have the greenway constructed according to the guidelines. Unfortunately, what happened, based on timing and the timing of this building's completion and them obtaining their TCO, the greenway section in front of NeoLofts was not constructed as originally intended. No dollars have been expended on the item. What the City intends to do is do it as a capital improvement project in-house, with City resources.

**24. Coral View Project – The Aston**

Mary Conway, CIP & Transportation, reported that this was a public-private partnership that dealt with street improvements adjacent to a development that was required to do other street improvements. This was extending the work another block. That project is about 80

percent paid out. It's nearing completion, about 95-plus percent complete in the field, and we're working with the developer and their engineer on the final close-out.

**25. Brentwood Village – Professional Services**

Mary Conway. CIP & Transportation reported that the project was envisioned as a public-private partnership, where the City was going to be making street infrastructure improvements in this area. The area of this project is envisioned for future redevelopment, so while we've invested the money on the plans based on the original intent, which was this area was going to stay the way it is now, rather than moving forward and investing additional monies to improve the streets, as soon as we became aware that the property owner and the developer had different plans for this project in the future, we suspended the design of this project to hold it in abeyance in anticipation of the fact that the streets may be completely reconfigured. We have paid for the substantial completion of the plans, but we're not doing anything further on this until we know what's going to happen with that land.

**III. CHAIRPERSON'S OPEN AGENDA:**

**IV. ADDITIONAL ITEMS:**

**TRAILER COSTS RELATED TO FUTURE FIRE STATIONS 13 & 14**

TOTAL DOLLAR AMOUNT: <u>\$257,587 (10 Million Bond Authorization, 1<sup>st</sup> Series Allocation \$4.5 Million, Unallocated \$1 Million - swaps per ordinance (\$2,557,013).</u>
SOURCE OF FUNDS: <u>Neighborhood Fire Stations &amp; Training Facility</u>
ACCOUNT CODE(S): <u>CIP # 313306</u>
DESCRIPTION OF PROJECT: <u>Related trailers costs for the future Fire-Stations 13 and 14.</u>

HD/NIB MOTION 05-123

A MOTION TO APPROVE THE AUDIT COMMITTEE'S RECOMMENDATION TO FUND THE TRAILER COSTS RELATED TO FUTURE FIRE STATIONS 13 & 14.

MOVED: G. Reshefsky  
SECONDED: M. Cruz  
ABSENT: K. Apfel, L. Cabrera, R. Cayard, L. De Rosa, W. Harvey, J. Manowitz

Note for the Record: Motion passed by unanimous vote of all Board Members present.

**MOVING EXPENSES RELATED TO THE RELOCATION OF PERSONAL PROPERTY AT 6311 NE 2<sup>ND</sup> AVE, FOR LITTLE HAITI PARK.**

TOTAL DOLLAR AMOUNT: not to exceed \$20,000 (25 Million Bond Authorization, 1<sup>st</sup> Series Allocation \$20 Million, estimated balance \$154,000).

SOURCE OF FUNDS: Little Haiti Park Land Acquisition and Development

ACCOUNT CODE(S): CIP # 331412

DESCRIPTION OF PROJECT: The Department of Public Facilities acquired the parcel located at 6311 NE 2<sup>nd</sup> Avenue through Order of Taking. The New Bethany Baptist Church, prior owner, was allowed to remain in possession of the property until February 15, 2006. The recent damage caused by Hurricane Wilma made the structure unsafe and continued occupancy poses a “life safety” issue to those who use it. Therefore, in an effort to minimize its liability, the City made available Legion Memorial Park, a nearby City operated facility. Also, the City at its own expense will engage a commercial mover to relocate the Church’s personal property to a storage facility until February 15, 2006.

HD/NIB MOTION 05-124

A MOTION TO APPROVE THE AUDIT COMMITTEE’S RECOMMENDATION TO FUND THE MOVING EXPENSES RELATED TO THE RELOCATION OF PERSONAL PROPERTY AT 6311 NE 2ND AVE, FOR LITTLE HAITI PARK.

MOVED: G. Reshefsky

SECONDED: M. Reyes

ABSENT: K. Apfel, L. Cabrera, R. Cayard, L. De Rosa, W. Harvey, J. Manowitz

Note for the Record: Motion passed by unanimous vote of all Board Members present.



**ADDITIONAL FUNDING FOR ATTORNEY'S FEES FOR LITTLE HAITI PARK EMINENT DOMAIN ACQUISITIONS**

TOTAL DOLLAR AMOUNT: \$10,000 (25 Million Bond Authorization, 1<sup>st</sup> Series Allocation \$20 Million, estimated balance \$164,000).  
SOURCE OF FUNDS: HDNI Bonds - Little Haiti Park Land Acquisition & Development  
ACCOUNT CODE(S): CIP# 331412  
DESCRIPTION OF PROJECT: \$10,000 for additional attorney's fees for Little Haiti Park Eminent Domain Acquisitions

HD/NIB MOTION 05-125

A MOTION TO APPROVE THE AUDIT COMMITTEE'S RECOMMENDATION TO FUND ADDITIONAL FUNDING FOR ATTORNEY'S FEES FOR LITTLE HAITI PARK EMINENT DOMAIN ACQUISITIONS.

MOVED: G. Reshefsky  
SECONDED: J. Reyes  
ABSENT: K. Apfel, L. Cabrera, R. Cayard, L. De Rosa, W. Harvey, J. Manowitz

Note for the Record: Motion passed by unanimous vote of all Board Members present.

HD/NIB MOTION 05-126

A MOTION TO ADJOURN TODAY'S MEETING.

MOVED: J. Reyes  
SECONDED: A. Sumner  
ABSENT: K. Apfel, L. Cabrera, R. Cayard, L. De Rosa, W. Harvey, J. Manowitz

Note for the Record: Motion passed by unanimous vote of all Board Members present.